



SULLIVAN BRUCK
ARCHITECTS

November 12, 2015

City of Dublin Building Standards
5800 Shier Rings Road
Dublin, OH 43016

Att: Ms. Joanne Shelly
City of Dublin Planning
Re: Tuller Flats Apartments BSD Waiver Request

Ms. Shelly,

The purpose of this waiver request is twofold:

1. To seek relief from Zoning Code Section 153.062.N.4.a.5, which states that "vents, air conditioners and other utility elements shall not be part of any street-facing building façade, unless otherwise permitted for individual building types. Where these elements are part of other facades, particular care must be taken to render these elements less visible to public view through architectural integration or other means of screening as approved by the required reviewing body..." Apartment buildings contain exhaust fan terminations and dryer exhaust outlets. Many of the buildings in this project are double-loaded, so that the only place to locate a louver is on a front façade. In order to provide efficiently functioning exhaust systems to all units, it is not possible to concentrate all exhaust terminations on non-street-facing facades. It becomes a financial burden and maintenance issue to locate a multitude of terminations on the roof that would require fire-rated shafts and expensive fan systems to accommodate duct penetrations through multiple floor levels.

We therefore propose to use high-quality, round, hooded aluminum terminations that are minimal in size and profile and can be custom shop-finished to match any paint color. We propose that all louvers located on siding be finished to match the siding paint color and all louvers located in brick be finished to match the brick color. A cut sheet of the proposed louver is included.

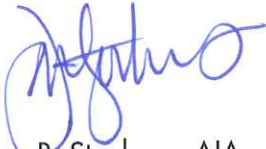
2. To seek relief from Zoning Code Section 153.065.E.3.b.2, which states that a "parapet wall or screening structure... shall be at least as tall as the height of the mechanical equipment being screened." When the designs for building types D, E and H were submitted for zoning approval, mechanical design had not yet been executed. While parapets were provided in the design in locations intended to screen rooftop condensers, the height of the actual units required was not anticipated to be as tall as they are. The condensers specified were 9" taller than some of the screening parapets. In response, we have raised parapets for other buildings in the project and on the D,E and H types as possible without detriment to the aesthetics, but the parapets that are adjacent to the corner "tower" elements cannot be raised without significant visual impact to the balance of the design of those buildings. The roofs of the corner elements cannot be raised without making them feel top-heavy, and the adjacent parapets cannot be raised without creating an awkward junction to the corner eaves.

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Therefore, those parapets are 9" shorter than the top of the condenser units. To mitigate this condition, we have submitted some of the buildings for permitting with independent screen walls constructed of like materials to the building. We have included roof plans and elevations of that submitted approach. However, in actuality, the fact that the parapets are only 9" shorter than the condensers means that because the units are set back so far from the roof edge, not only are the units not visible, but neither is the screen wall being built to hide them. We have included a site-line study from street level and from the third floor of adjacent buildings to demonstrate this fact. We propose that the parapets adjacent to the corner towers be 9" shorter than the condensers, and that independent screen walls on the roof are not necessary to satisfy the intent of the zoning code.

If you should have any questions regarding this information, please don't hesitate to call.

Sincerely,



Jon B. Stephens, AIA
Principal